



Carioca at Peoria and Sarival CUP24-02

Planning Commission Hearing – April 25, 2024

**Evan Evangelopoulos
Senior Planner**



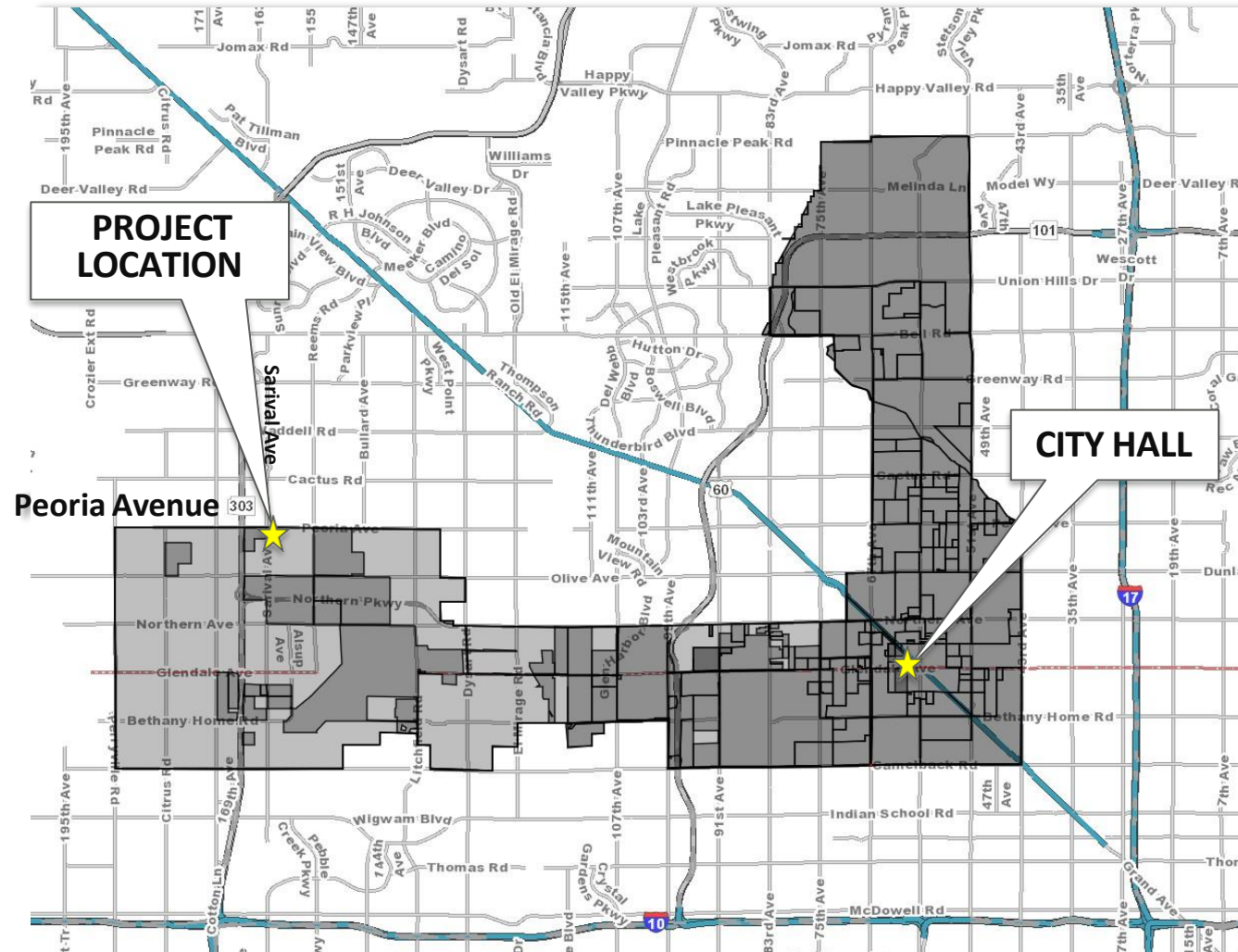


Planning Commission approval of Carioca at Peoria and Sarival convenience/fuel station store (CUP24-02) with stipulations, as presented.

Applicant/Owner: Brooke Burdge / Pacific Western Holdings, LLC.

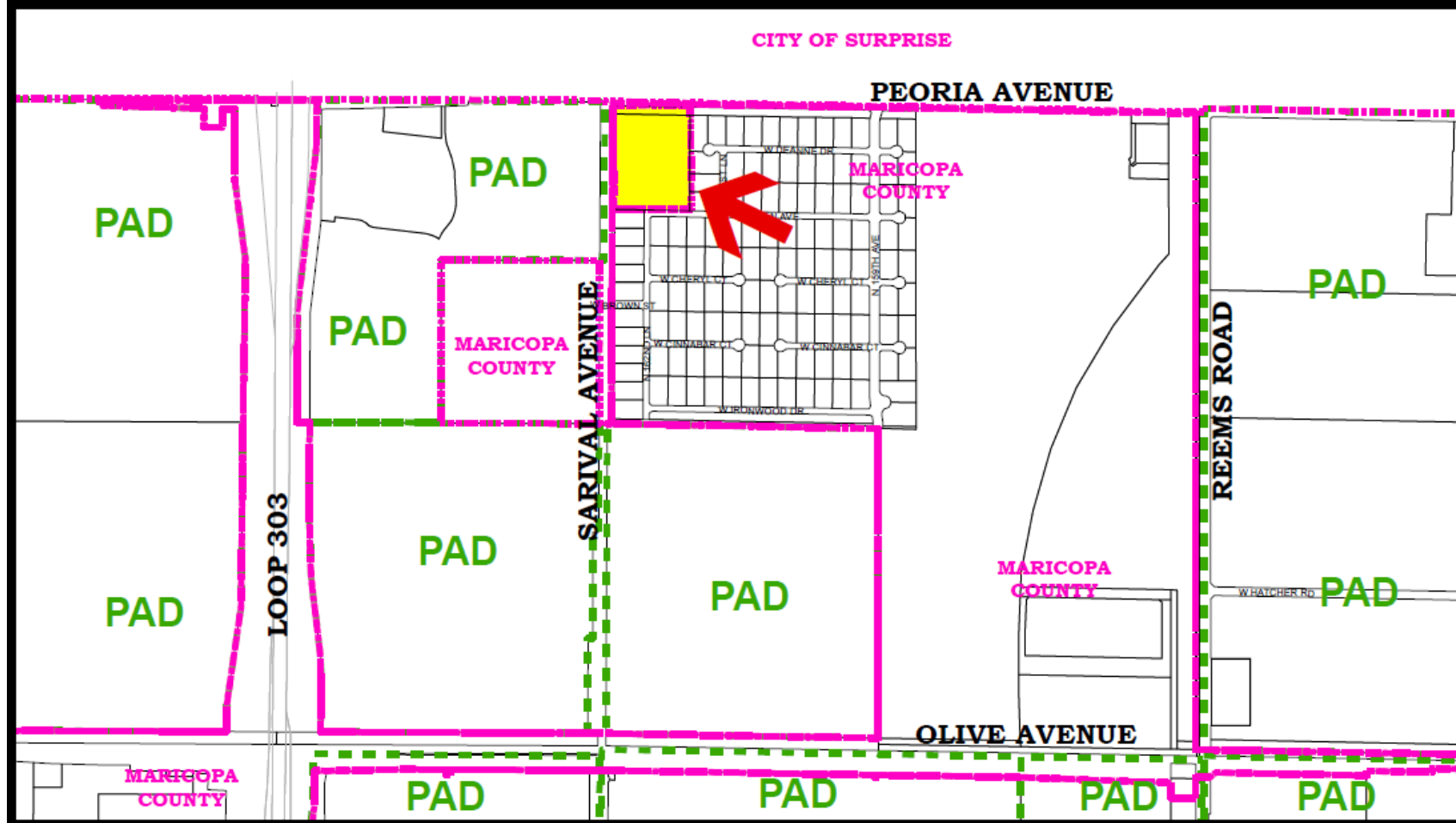
Vicinity Map

LOCATED AT
THE
SOUTHEAST
CORNER OF
PEORIA AVENUE
AND SARIVAL
AVENUE



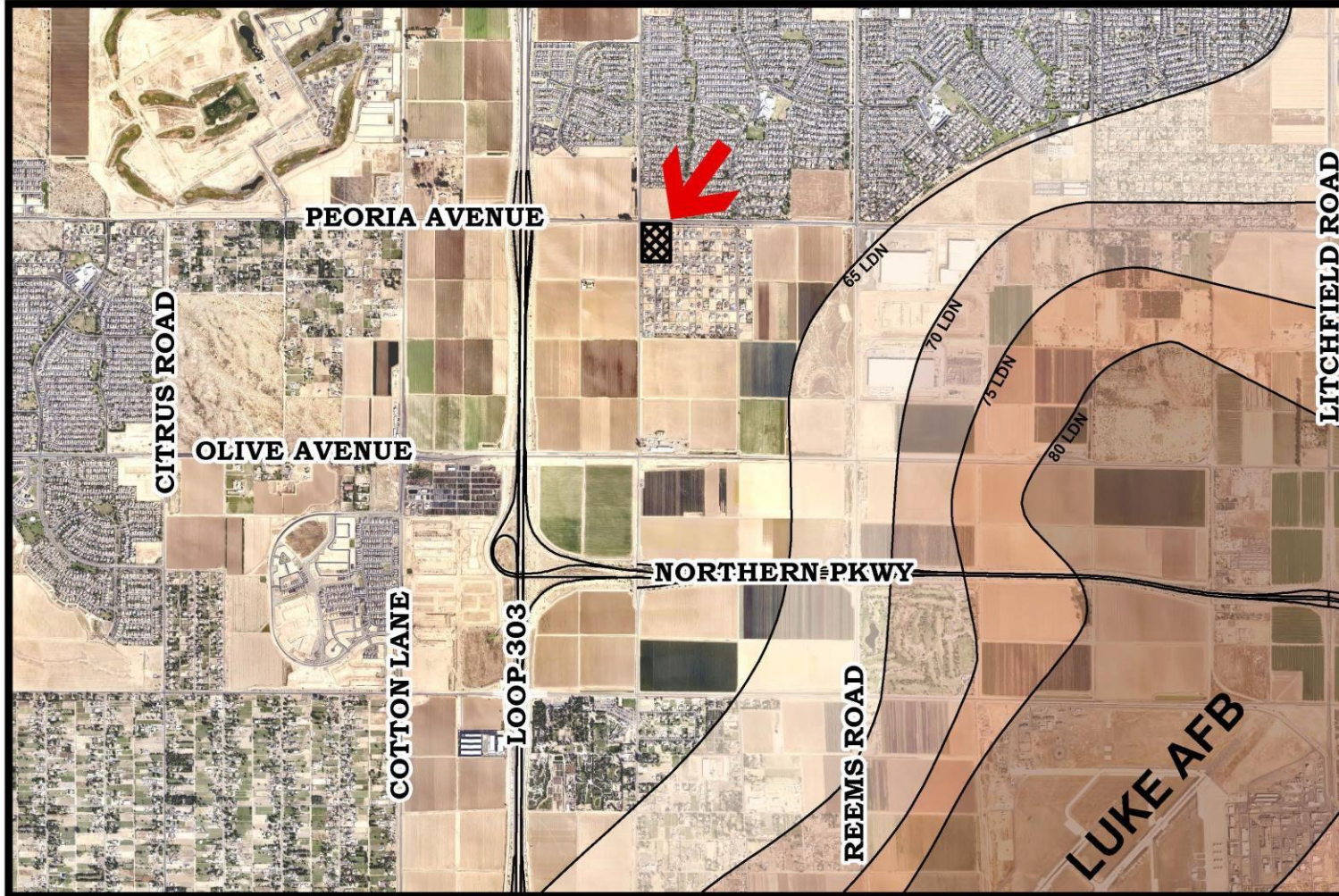


Zoning Map





Aerial Map





Project Details

The proposed project will consist of a 5,455-square-foot convenience store, a six-dispenser auto fueling canopy next to Peoria Avenue, and a four-dispenser RV canopy next to Sarival Avenue.

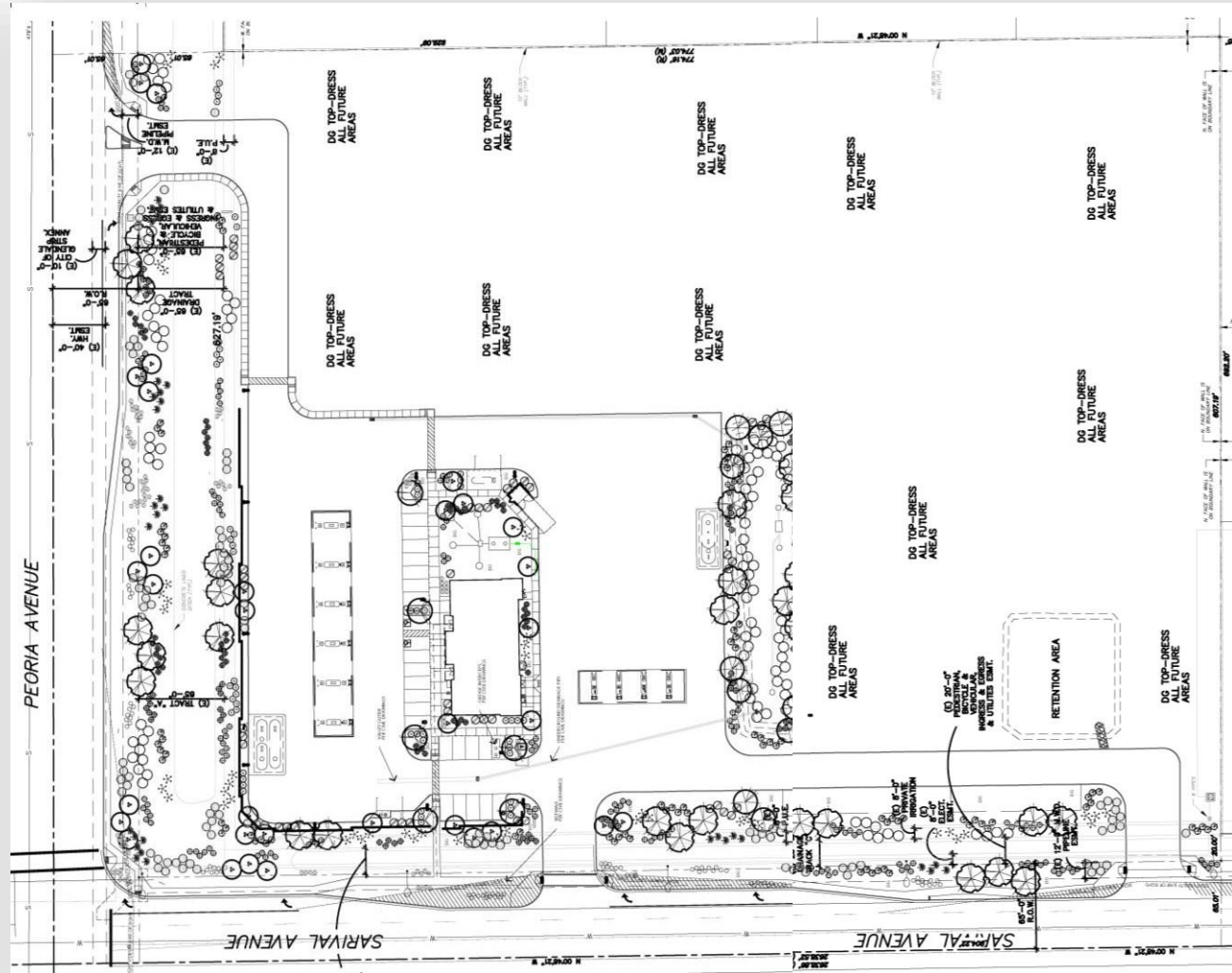


Public Involvement

- Virtual Neighborhood Meeting: December 21, 2023
- Mailing: March 29, 2024
- Site Posted: April 2, 2024
- Published: April 3, 2024



Conceptual Site Plan





Findings & Analysis

- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- The proposed use is not materially detrimental to the health, safety, or general welfare of persons residing or working within the vicinity of the proposed use.



Findings & Analysis

- The subject site is adequate in size and shape to accommodate the intended use and all requirements for the zone district, including but not limited to setbacks, walls, landscaping, and buffer yards are met.



Findings & Analysis

- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects to public health, safety, and welfare can be mitigated.
- The subject site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient.



Recommendation

Planning Commission to approve CUP24-02 per findings, subject to the stipulations contained in the staff report.



Stipulations

1. Development shall be in substantial conformance with the site plan, dated March 18, 2024, the project narrative, dated March 18, 2024, subject to design review approval by the Development Services Department, Planning Division.
2. All required improvements on Sarival Avenue adjacent to the site shall be completed before a Certificate of Occupancy is issued. Required improvement standards are determined by the City of Glendale Engineering Design and Construction Standards.



Stipulations

3. An 8-foot wall shall be proposed and constructed along the east and southern boundaries of the project, at the time of the next development approval on the remainder of the parcel. The future developer shall be responsible for erecting the 8' wall.
4. A dense landscape buffer of trees and shrubs shall be proposed, approved, and provided between the Peoria Avenue access point and the east property boundary and along the Sarival Avenue south access point and the south property boundary, during design review.



Stipulations

5. Dust proofing shall be applied to disturbed areas.



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